



July 11, 2014

Marco Hunter-Melo
 Bread Trust LLC
 29 Orris Street
 Melrose, Massachusetts 02176

RE: Environmental Due Diligence
81 Park Street/191 Beacon Street
Somerville, Massachusetts
 Project File P3456

Dear Mr. Hunter-Melo,

Nover-Armstrong Associates, Inc. (Nover-Armstrong) has conducted environmental due diligence for the property identified as 81 Park Street/191 Beacon Street in Somerville, Massachusetts (the site).

Environmental due diligence activities included: a site inspection; review of a *Phase I Environmental Site Assessment & Limited Subsurface Investigation* report prepared by PES Associates (PES), dated December 18, 2012; review of the *Letter Report* prepared by Norfolk-Ram Group, dated September 11, 2013; and review of documents on the Massachusetts Department of Environmental Protection (MassDEP) online database and file viewer. Table 1 below lists the documents reviewed by Nover-Armstrong.

TABLE 1 – Historically Completed Environmental Documents

DATE	TITLE	AUTHOR
December 18, 2012	Phase I Environmental Site Assessment & Limited Subsurface Investigation	PES Associates (PES)
August 20, 2013	Release Log Form (RTN 3-31722)	MassDEP
August 20, 2013	Release Notification & Notification Retraction Form (RTN 3-31722)	Dodakins Auto Sales
September 6, 2013	Notice of Responsibility per M.G.L c.21E & 310 CMR 40.0000, the MCP (RTN 3-31722)	MassDEP
September 11, 2013	Letter Report	Norfolk Ram
March 10, 2014	Preliminary Strategy for Further Assessment	Irwin Engineers
March 20, 2014	Additional Soil Borings and Groundwater Sampling	Irwin Engineers
April 9, 2014	Release Abatement Measure (RAM) Plan (RTN 3-31722)	Irwin Engineers
Jun 16, 2014	RAM Completion & IRA Completion Report (RTNs 3-31722 & 3-32135)	Irwin Engineers

Based upon Nover-Armstrong's documents review and site inspection, we offer the following summary:

The site is located at the intersection of Morgan, Park and Beacon Streets in Somerville, Massachusetts. According to the City of Somerville Assessor's Database, the site is referenced as Map 45, Block E, Lot 6 and comprises 7,149 square feet. Based upon a site inspection and review of historically completed environmental documents, the site is currently occupied by auto repair garage named *Dodakin's Auto Sales*. Historically, the site was used as a gasoline filling station from the 1930s through the 1950s.

Based upon the subsurface investigation conducted by PES in November and December 2012, gasoline- and metals-based contaminants were identified in soil and ground water at the site exceeding applicable MassDEP Reportable Concentration for Soil Category 1 (RCS-1) and Ground Water Category 2 (GW-2) standards. In addition, Polychlorinated Biphenyls (PCBs) were detected in one soil sample exceeding RCS-1 standards. These findings constituted a "Release" and MassDEP was notified of the findings in April 2013. Subsequently, MassDEP issued Release Tracking Number (RTN) 3-31722 to the Release.

PES identified three underground storage tanks (USTs) abandoned at the site associated with the gasoline filling station historically at the site.

In August 2013, Norfolk-Ram conducted supplemental subsurface investigation in an effort to assess the extent of contamination at the site, including the installation of three ground water monitoring wells (MW-4 through MW-6) downgradient and off the site along the Beacon Street and Park Street roadways. Soil and ground water sampling, field screening and analysis conducted at these locations did not reveal evidence of contamination.

Norfolk-Ram also advanced soil borings through the building footprint in the vicinity of the former dynamometer pit / lubrication pit. Soil samples obtained from the soil borings (NRG1 and NRG3) revealed evidence of Metals (Lead, Chromium and Nickel) exceeding applicable Method 1 S-1 standards. Soil analytical testing from this area did not reveal PCB-, petroleum- or gasoline-based contamination. Norfolk-Ram concluded that while soil and groundwater contamination does exist at site, there is very minimal migration of the contaminants away from the USTs area (on the southeast portion of the site).

A Release Abatement Measure (RAM) Plan was prepared by Irwin Engineers (IE) April 2014 proposing the removal of the three abandoned USTs at the site. During the removal of the USTs on April 23, 2014, petroleum vapors were detected in soils from the USTs excavation in excess of 100 parts per million vapor (ppmv). This finding triggered an Immediate Response Action (IRA) condition requiring notification to MassDEP within 72 hours. On April 25, 2014, MassDEP was verbally notified and issued RTN 3-32135. As part of the verbal notification, MassDEP was informed that the USTs were being removed as part of on-going RAM activities.

As part of UST removal activities, IE conducted confirmatory soil sampling & analysis from the bottom and sidewalls of UST excavation area. Confirmatory soil sampling & analysis did not reveal gasoline- or petroleum-based contaminants over applicable Method 1 standards.

IE also advanced eight additional soil borings in an effort to determine the horizontal and vertical extent of metals- and PCB-based contaminants in soil at the site. Soil analytical findings determined that PCB-based contaminants are localized to the canopy area (SB-1 at 8'-12' below grade) and Metals-based contaminants are located beneath the building footprint or beneath the canopy area at depths of 7'-16' below grade.

IE advanced soil gas points beneath the building footprint and beneath pavement immediately adjacent to the USTs area (pre-UST removal) to assess subsurface soil gas and indoor air quality. Analytical testing of subslab soil gas did not reveal contaminants exceeding MassDEP Residential Sub-Slab Soil Gas Screening Values.

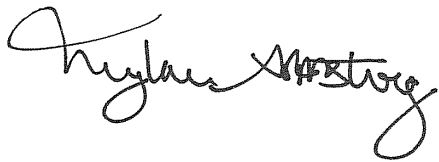
Based upon my communications with Andrew Irwin, LSP-of-Record for the current site owner, final response actions are being completed to support a Permanent Solution achieving regulatory closure for the site (prior to August 20, 2014). On-going response actions include: additional ground water monitoring, site specific Method 3 Risk Characterization and preparation of Activity and Use Limitation (AUL) for the eastern half of the site (building footprint and canopy area). The Method 3 Risk Characterization will demonstrate that a condition of No Significant Risk (NSR) has been established for human health, public welfare and the environment at the site contingent upon the implementation of an AUL. The AUL will state that if subsurface soils are encountered as part of future redevelopment activities, the soils must be managed appropriately as part of a Soil Management Plan (SMP).

Significant assessment and remedial activities have been completed in response to the contamination detected at the site and provide a very good understanding of current site conditions. Although residual contamination remains at the site, these conditions are typical of a site that has been developed for commercial purposes for 100+ years and is located in an urban setting just as Somerville. The residual contamination at the site should not preclude redevelopment of the site for residential, retail or commercial purposes.

If you have any questions, please call.

Sincerely,

Nover-Armstrong Associates, Inc.

A handwritten signature in black ink, appearing to read "Marylou Armstrong", written in a cursive style.

Marylou Armstrong, LSP
Principal